

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, June 12, 2014 • 7:00 p.m., Old School House Common

DRB members present: James Arisman, Gary Leach, Michael Schumacher, and Les Snow. DRB member absent: Jenny Warshow. Also present: Bob Light (Zoning Administrator), Barbara Burkhalter (recording secretary), Nathan Farnham, Melissa Gosselin, William Smith, Tim Roberts, Hans Kruse, Brian Holm, and David Montgomery.

The DRB members reviewed and approved the minutes of meeting dated May 8, 2014.

Appeal of Zoning Administrator's decision and request for variance for a garage that does not meet setback requirements from a permanent right of way. Nathan Farnham (applicant), Melissa Gosselin (owner), 408 Taylor Farm Road, Parcel ID TA005.R:

At 7:15 p.m., with a quorum present, James opened the hearing to review the Farnham/Gosselin appeal and request for variance for a garage. All parties intending to testify were sworn in.

- The application for a permit to build an accessory building (garage attached to the house) was denied, because the proposed garage goes 10' into a permanent 50' right of way (the original subdivision permit was approved with the condition that there be permanent access to the Merrill property from Taylor Farm Road); applicant was told there is no way to build on a permanent right of way
- Applicant decided to request a variance to build the structure, because there is no other spot on the house to attach the garage
- The map shows the right of way going all the way to the end of the property (2003 Survey of William Smith, Taylor Farm Road, Plainfield/Marshfield by Dufresne & Associates)
- The DRB members discussed options with the applicant (change size and location of garage, lot-line adjustment, modify right of way)

At 7:29 p.m., there being no further testimony or questions, the meeting was recessed. The DRB will issue a written decision within 45 days.

Request by Brian Holm for a conditional use permit and site plan approval for a commercial operation (junkyard) at 2120 Maple Hill Road, Parcel ID #MA050, hearing continued from May 8, 2014:

At 7:30 p.m., with a quorum present, James opened the hearing.

- The DRB had requested a map from Mr. Holm and the 2011 aerial photo was accepted in lieu of a hand-drawn map of the property
- Bob met Brian at the property on Saturday, June 7th, and they spent time trying to determine where the property lines are, but the exact boundaries are not clear (could not find pins, or a fence line), so a survey would be needed in order to determine whether or not cars are on the neighboring property
- Bob addressed a letter to the DRB with his suggestions of what should happen if the salvage yard is permitted (no part of the salvage yard allowed in the forest and conservation district, the Town should be allowed to enter the property at any time to take soil samples to determine if the soil or ground water is contaminated [the State does not test for contamination], that Mr. Holm abides by all State regulations, and that the salvage operation is contained on his property); the letter was discussed with Mr. Holm, who is agreeable to the points therein
- Mr. Holm has been in business at that location since 1970
- There was a site visit on May 13th; Les, Jenny and James met at the property and with Brian they walked a majority of the property; cars, parts of cars, parts of machinery, and parts of mobile homes were spread out over most of the area
- A neighbor is aggravated that he has to get his property surveyed to determine if any vehicles are on his property; the survey is an independent decision, as it is not up to the DRB, but they suggested that the neighbors discuss splitting the survey cost

- The neighbors reiterated that they do not like the huge mess, which lowers the value of their adjacent properties (vehicles are visible from the road and from the swamp side in the woods), and have concerns of the amount of possible contamination in the ground and runoff, especially after the fire, and would like bore testing to be done
- Mr. Holm agreed to get soil testing done if the Town wants to pursue testing for contamination
- It was stated for the record by the ZA that Mr. Holm has been very cooperative

At 8:10 p.m., there being no further testimony or questions, James moved to recess the meeting.

At 8:20 p.m. James made a motion for the DRB to enter closed session to deliberate the pending applications, Les seconded the motion, and all were in favor. The DRB entered deliberative session.

At 9:45 p.m. James moved to adjourn deliberative session, Gary seconded the motion, and all were in favor. The DRB returned from deliberative session.

At 9:45 p.m. James moved to adjourn the meeting, Les seconded the motion, and all were in favor. The meeting was adjourned.

Respectfully submitted,
Barbara Burkhalter

Final
Approved September 11, 2014